





Property Description

A beautifully presented and exceptionally spacious family home, finished to an immaculate standard throughout and ideally situated in the sought-after Kings Heath.

Perfectly positioned for families, the property is within easy reach of highly regarded schools, local amenities and excellent transport links, including regular bus services and a train station less than two miles away providing direct access to Birmingham City Centre.

The generous accommodation briefly comprises a welcoming living room, separate dining room, breakfast kitchen and a cosy snug, creating versatile living space ideal for modern family life. Outside, the property benefits from a beautifully landscaped rear garden, perfect for relaxing and entertaining.

To the first floor are two spacious double bedrooms, a family bathroom and a dedicated home office. Occupying the entire second floor is an impressive principal bedroom suite, complete with its own ensuite shower room, offering a private retreat away from the rest of the home.

This superb property combines character, space and convenience, making it an ideal family home in one of South Birmingham's most desirable locations.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Approach

Dropped curb leading to block paved driveway to front and shared block paved driveway to the side.

Porch

Double glazed porch door with double glazed windows to either side and additional double-glazed window to the side aspects.

Hallway

Front door with windows either side. Two central heating radiators, understairs storage, wooden flooring, stairs to first floor. Doors off to

Downstairs W.C

Obscure double-glazed window to side, central heating radiator, wash basin with mixer taps and vanity unit. W.C, central heating boiler, partially tiled to walls.

Living Room

Double glazed bay window to front aspect, central heating radiator, wooden flooring throughout, open with

Dining Room

Central heating radiator. Wooden flooring, feature fireplace with surround. Double doors opening onto kitchen diner

Breakfast Kitchen

Double glazed window to rear, three double glazed skylights above. Ceiling spots lights. Two central heating radiators. Range of wall-based units above and below with work surface above incorporating Belfast sink with mixer taps, breakfast bar. Gas hob with electric oven and extractor fan above. Space and plumbing for appliances. Tiled to splash zone areas, wooden flooring, entrance to snug.

Snug

Ceiling spotlights, double glazed sky light. Double glazed window to rear and side with double glazed French doors to side aspect leading onto garden.

Landing

Double glazed window to side aspect, stairs to second floor, doors off to

Bedroom Two

Double glazed bay window to front aspect, central heating radiator, built in fitted wardrobes

Bedroom Three

Double glazed bay window to rear aspect, central heating radiator, fitted wardrobes, feature fireplace and surround.

Office

Double glazed window to front aspect, central heating radiator.

Bathroom

Obscure double-glazed window to rear, central heating radiator, roll top bath with mixer taps and shower above. W.C, wash basin with mixer taps and vanity unit. Tiled to walls, extractor fan.

Second Floor Landing

Storage cupboard, door to

Master Bedroom

Double glazed window to rear, double glazed sky lights to front. Central heating radiator. Built in fitted wardrobes, door to

Ensuite

Obscure double-glazed window to rear, W.C, wash basin with mixer taps and vanity unit.

Heated towel rail, Walk in shower cubicle, tiled tow walls and floor. Extractor fan.

Landscaped Garden

Paved patio leading to low maintenance astro turf. Path leading to a further slabbed patio with BBQ area, shed currently set up as a bar, with power supply. Fence surround with access to front.

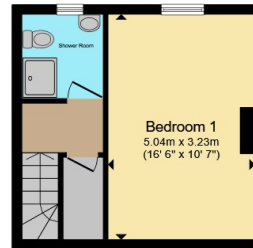
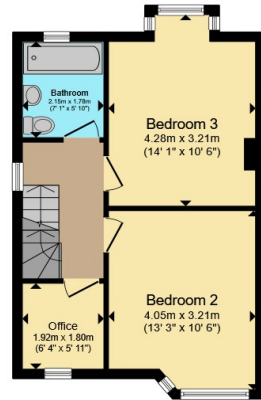
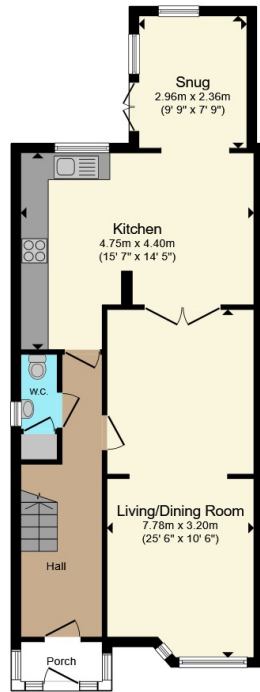
Summerhouse/Bar

Versatile space, double glazed French doors. Two double glazed windows. Power.

Agent Note

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Total floor area 127.7 m² (1,375 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

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